



27 ST. HELENS LANE  
LEEDS, LS16 8BR

£1,850,000  
FREEHOLD

Monroe is thrilled to present this wonderful residence on St. Helens Lane in Adel, this substantial and thoughtfully designed residence offers an exceptional blend of space, versatility, and modern family living.

MONROE

SELLERS OF THE FINEST HOMES

# 27 ST. HELENS LANE

- Situated in the highly desirable location of St Helens Lane, Adel
- Offers over 4,600 sq. ft of accommodation, making it ideal for growing families
- Its well-thought-out layout provides a perfect balance between open-plan living and separate reception rooms
- Multiple reception rooms, including a cinema room and study, provide versatility for work, leisure, and entertaining
- Ample secure, private parking
- The principal bedroom suite, complete with a walk-in wardrobe and en-suite
- Sold chain free
- The inclusion of a utility room, WC, and ample storage throughout the property adds to the practicality and ease of day-to-day living
- The integral garage and additional loft storage space provide valuable extra room for storage or potential adaptation
- The layout is ideal for modern lifestyles, including working from home, thanks to dedicated office/study space and flexible room usage



Upon entering the ground floor, you are welcomed by a central hallway that provides access to a series of well-proportioned reception rooms. To the front, a charming dining room with a bay window creates an inviting setting for formal meals, while the generous living room offers a relaxing retreat with ample natural light. A standout feature of the home is the expansive open-plan dining kitchen and family room, designed as the true heart of the property. This space comfortably accommodates cooking, dining, and lounging, with direct access to adjoining areas including a study and a cinema room—ideal for modern lifestyles and working from home. A separate utility room and a conveniently located WC add practicality, while additional storage spaces enhance functionality throughout.

The ground floor also benefits from an integral garage, providing secure parking and further storage, with internal access for convenience. Above the garage, a versatile loft store offers additional usable space, suitable for a variety of needs.

The first floor continues to impress with a well-balanced layout centred around a spacious landing. The principal bedroom suite is particularly noteworthy, featuring a walk-in wardrobe and a private en-suite bathroom. Several additional double bedrooms are arranged across this level, many benefitting from their own en-suite facilities, ensuring comfort and privacy for family members or guests. A stylish family bathroom

serves the remaining bedrooms, all of which are well-sized and thoughtfully positioned.

Externally, the rear garden is equally impressive, offering a private and tranquil retreat with direct access to Bedquilts Playing Field. Thoughtfully arranged, it features a well-maintained lawn alongside a patio area, creating the perfect setting for outdoor dining and entertaining.

Overall, this property presents a rare opportunity to acquire a substantial and flexible home in a sought-after location. With multiple reception areas, generous bedroom accommodation, and excellent ancillary spaces, it is ideally suited to growing families or those seeking a home that effortlessly combines space, comfort, and practicality.

## REASONS TO BUY

-Situated in the highly desirable location of St Helens Lane, Adel

-Offers over 4,600 sq. ft of accommodation, making it ideal for growing families

-Its well-thought-out layout provides a perfect balance between open-plan living and separate reception rooms

-Multiple reception rooms, including a cinema room and study, provide versatility for work, leisure, and entertaining

- Ample secure, private parking
- The principal bedroom suite, complete with a walk-in wardrobe and en-suite
- Several bedrooms benefit from en-suite facilities, ensuring comfort and convenience for family members and guests alike
- The inclusion of a utility room, WC, and ample storage throughout the property adds to the practicality and ease of day-to-day living.
- The integral garage and additional loft storage space provide valuable extra room for storage or potential adaptation.
- The layout is ideal for modern lifestyles, including working from home, thanks to dedicated office/study space and flexible room usage.

#### ENVIRONS

Adel is one of the most sought-after residential areas in North Leeds. Its prime location affords convenient access to some of the most desirable amenities of North Leeds, including David Lloyd, numerous golf courses, the finest restaurants, and a variety of shops. The esteemed GSAL and Moorlands schools are merely a short journey away. The superb transport connections via the Ring Road A6120 offer straightforward routes to Bradford, Harrogate, York, and the major motorway networks (M1, M62, A1). The local conveniences on Otley Road feature a diverse selection of independent coffee houses and eateries, a post office, a gym, and

much more.

#### SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

#### LOCAL AUTHORITY

Leeds City Council

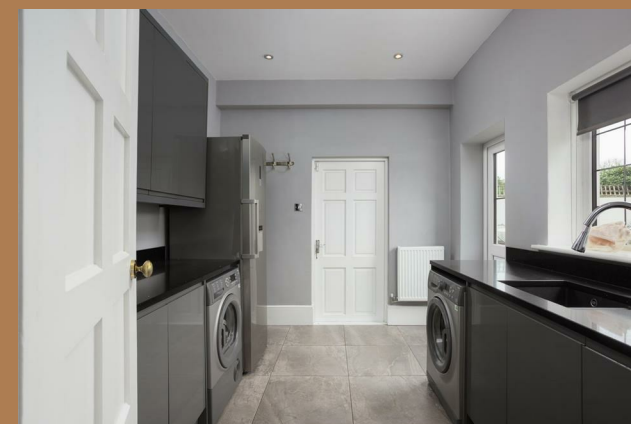
#### TENURE

We are advised that the property is Freehold and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the exclusive selling agent Monroe Estate Agents

## 27 ST. HELENS LANE





## 27 ST. HELENS LANE

### ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

**Council Tax** – Band G

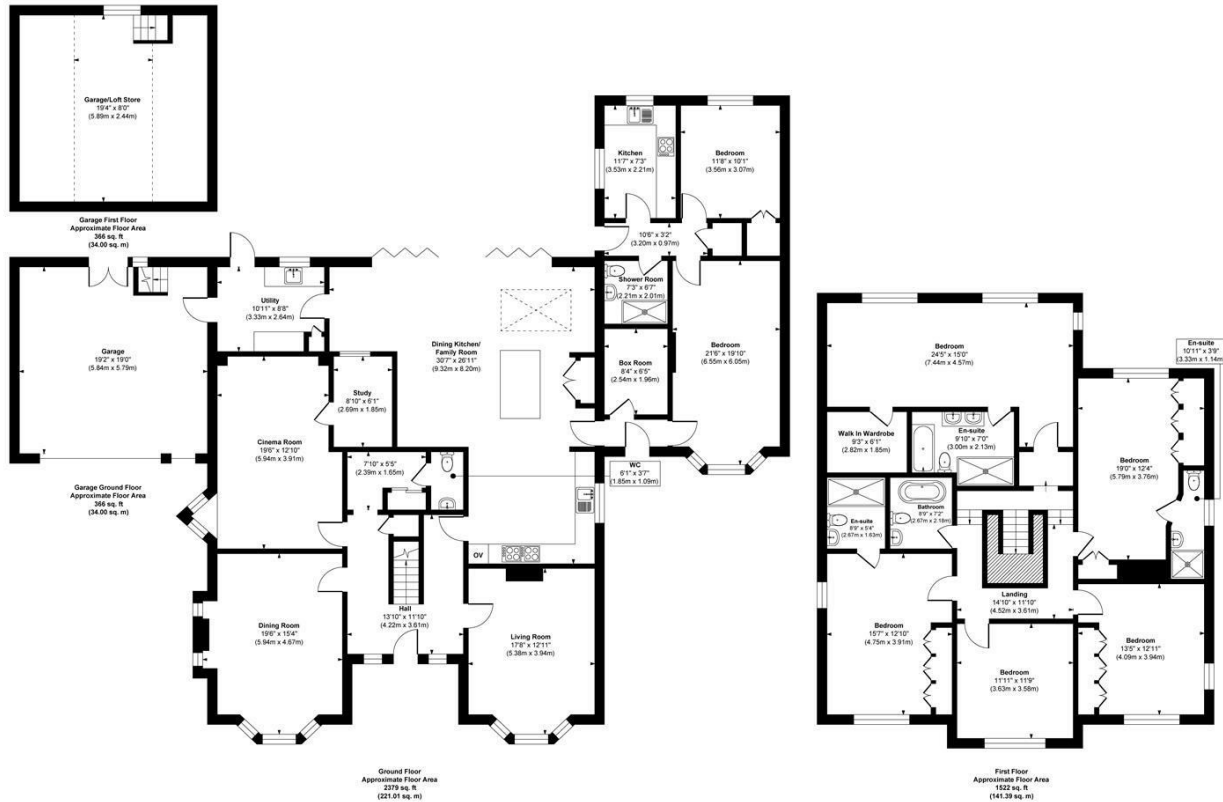
**Viewings** – By Appointment Only

**Floor Area** – 4633.00 sq ft

**Tenure** – Freehold



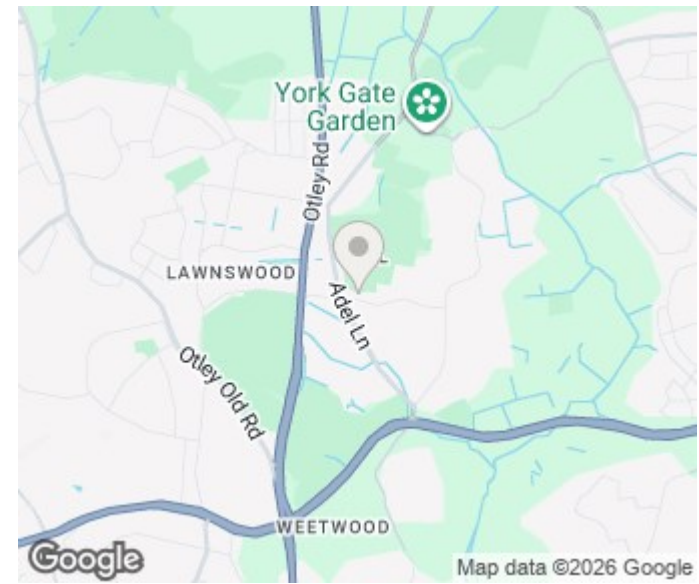
# St. Helens Lane, Leeds



**Approx. Gross Internal Floor Area 4633 sq. ft / 430.40 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Copyright © Show Home.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		70	78

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Alwoodley Sales  
716 King Lane Alwoodley  
Leeds  
West Yorkshire  
LS17 7BA

0113 870 4443  
hello@monroestateagents.com  
www.monroestateagents.com

**MONROE**

SELLERS OF THE FINEST HOMES